

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Whereas,

James A. Nilsson

Greenville

of the County of Greenville, in the State aforesaid (hereinafter referred to as the "mortgagor") in and by a certain principal promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing (designated thereon as "first mortgage real estate bonds"), due as follows:

in monthly instalments of not less than twenty dollars (\$20.00) each, until paid in full; the first payment to be made, on the second day of the month of March, 1938, and a subsequent payment, on the second day of each succeeding month,

and is and by interest notes (designated thereon as "interest coupons"), to be paid annually as follows:

is well and truly indebted to

J. H. Roberts, Jr.

(hereinafter referred to as the "mortgagee") in the full

and just sum of Two thousand dollars (\$2,000.00) Dollars,

(\$) ; all of said notes bearing even date herewith and bearing interest from this date at the rate of six per cent. per annum, to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at the rate of six per cent. per annum; it being hereby agreed that each of said notes shall bear interest after maturity or after default in payment at the rate of six per cent. per annum, to be computed semi-annually, all interest not paid when due to bear interest at the rate of six per cent. per annum; and that both principal and interest shall be paid in United States gold coin of the present standards of weight and fineness,

all the terms and covenants of said notes being hereby made parts hereof as fully as if set out at length herein. Now, know all men that said mortgagor, in consideration of said debt and for the purpose of securing the payment thereof, and in further consideration of the sum of one dollar paid to said mortgagor by said mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee and his heirs, successors and assigns all that certain lot, piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in which Springs Township,

some five or six miles northeast of the city of Greenville, near Paris Station and near the site of the base hospital used in connection with Camp Greer, being a portion of Lot number ten (10) of Piedmont Park, as shown on a plat thereof by C. M. Furman, Jr., recorded in the office of the Register of Mesne Conveyances for said County in Plat Book "F" at page 290, and having, according to said plat, the following metes and bounds, to wit:

Beginning at a stake on the east side of Maple Drive, 147.8 feet northward from the northeast corner of Maple and Elm Drives (said stake being 23.5 feet northward from the joint corner of Lots nos. 9 and 10), and running thence S. 83-25 E. (parallel to Elm Drive) 228 feet, more or less, to a stake on the east or rear line of Lot no. 10 (which stake is 23.5 feet northward from the northeast corner of Lot no. 9); thence N. 6-42 E. fifty (50) feet to a stake in the rear line of Lot no. 10 (which stake is fifty feet southward from the southeast corner of Lot no. 11); thence N. 83-25 W. 228.34 feet, more or less, to stake in front line of Lot no. 10 on Maple Drive (which stake is fifty feet southward from the northwest corner of Lot no. 10); thence with Maple Drive S. 6-35 W. fifty feet to the beginning corner.

This is a first mortgage, given to secure the payment of the balance of the purchase money for said lot, conveyed to me this day by said J. H. Roberts.

being the same land conveyed to said mortgagor by on 192, by deed recorded in the office of the Register of Mesne Conveyances or Clerk of Court for County, S. C.; in Deed Book page

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining. To have and to hold all and singular the said premises unto the said mortgagee and his successors, heirs and assigns forever. And said mortgagor does hereby bind himself and his heirs, executors, administrators and successors to warrant and forever defend all and singular the said premises unto the said mortgagee and his successors, heirs and assigns from and against said mortgagor and his heirs, executors, administrators, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof; also, on demand at any time, to give any further written assurances which may be desired to protect the interests of said mortgagee, including a new note or notes and mortgage correcting errors in the originals. And said mortgagor hereby covenants and agrees with said mortgagee as follows: (1) That when the loan secured hereby is closed, there shall and will be no unsatisfied lien or encumbrance of any kind, prior to the lien hereof, affecting said premises or any part thereof, this being solemnly declared and represented by said mortgagor as a condition hereof and for the purpose of obtaining a loan hereunder.